Price: $3.00

ECONOMIC IMPACT STUDY
ROOMING HOUSE ACCOMMODATION
DOWNTOWN VANCOUVER,
SOUTH SIDE AND EAST SIDE

SEPTEMBER, 1989

90-03988/

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September 22, 1989

The City of Vancouver
Planning Department
453 West 12th Avenue
VANCOUVER, B.C.
V5Y 1V4

Attention: Mr. R.R. Youngberg
Acting Director of Planning

Dear Sirs:

Re: HOUSING IMPACT AND LAND ECONOMIC STUDY

We enclose herewith our report on current low-cost rooming house accommodation in the Downtown South and Downtown East Side areas. It contains conclusions as to possible attrition through redevelopment and changes which may occur as present development patterns emerge. A summary and detailed report is attached.

Respectfully submitted
BURGESS, AUSTIN & ASSOCIATES

C. Geoffrey Burgess
A.A.C.I., F.R.I.C.S., M.A.I.

CGB/to
Encl:

EXECUTIVE SUMMARY

1. The impact of redevelopment in the study areas will be positive from the viewpoint of bringing additional social housing units into the market, particularly the large redevelopment projects of Concord, Marathon and Bosa. Downtown South will be influenced to a larger degree both in terms of loss of units either to redevelopment or upgrading. Upgrading may not be undesirable from a seismic or code upgrade viewpoint although could remove units from a low-cost category.

2. Positive aspects of the new mega projects will be provision of a significant number of social housing units and, indeed, provision of new middle and upper income-priced units in previously undeveloped areas. Such development should provide some relief from demand on existing housing stock.

3. The maximum number of rooming house units which may be lost over the next ten-year period is estimated at 1,500 units for the study area in question, however, programmes to encourage reinvestment and refurbishment could reduce this figure to approximately 1,000 units.

4. Up to approximately 2,100 social housing units are indicated for development in the Concord, Marathon and Bosa projects, and will clearly offer significant benefit to the community. These projects are unlikely to influence the current inventory of rooming house units to any significant degree.

5. B.C.H.M.C.

In order to ensure development of the maximum number of social housing units in the major new development projects downtown, Federal Government support through B.C. Housing and Management Commission will be essential to ensure a timely supply to offset lost inventory elsewhere and also provide some net gain in the number of available units.

EXECUTIVE SUMMARY

One further area worthy of additional action is acquisition of existing rooming house properties possibly by B.C.H.M.C. or some similar agency. Some rooming house properties have already been refurbished under their housing initiatives, the southeast corner of Seymour and Helmcken for example, and total costs per individual housed would likely be less than construction of new product.

6. Approximately 900 of the units potentially subject to redevelopment are in the Downtown South area where the greatest redevelopment impact may become apparent. If, however, development densities on improved property on Granville Street are limited, as per Council's present directives, about 500 of these units are more likely to be refurbished rather than redeveloped. The proposed City policy of creating a higher density residential zone in the Downtown area is intended to effect redevelopment, an objective which would conflict with any desire to retain all lower-cost housing in the area.

7. If Council adopt a density ceiling on Granville of 3.0, early redevelopment of existing rooming house properties is not anticipated and it would allow the City to formulate policies directed towards retention of these units over a longer period. The most effective tool will be outright acquisition and, to a lesser degree, by way of density transfers. (Many properties are close to or in excess of a floor space ratio of 3.0).

8. The Downtown East Side, including Gastown, Chinatown and Strathcona, are less likely to be influenced by the major redevelopment projects due to their closely knit social infrastructure and the fact that redevelopment is unlikely to be economically attractive. The proximity of major new developments adjacent to various parts of the Downtown East Side will result in gradual upgrading over time.

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ECONOMIC IMPACT STUDY
ROOMING HOUSE ACCOMMODATION
DOWNTOWN VANCOUVER, SOUTH SIDE AND EAST SIDE

1. TERMS OF REFERENCE

To review the existing inventory of low-cost accommodation in Vancouver's Downtown South Side, East Side, Strathcona and the eastern portion of Downtown. The study will address the following issues:

(1) The impact on these areas of development in Coal Harbour, False Creek North, False Creek East and Downtown South.

(2) Comments as to whether development under (1) will be positive or negative and the reasons.

(3) Future trends with regards to demand for low-cost housing.

(4) Economic factors influencing owners' investment decisions.

(5) Possible loss or gain in the number of units.

(6) Influence of Provincial Government's funding programme.

(7) Particular impact on Downtown East Side from major developments in either Downtown South or other large redevelopment projects.

(8) Will the trends and the basis for the assumptions under (7) above change.

2. METHODOLOGY AND FIELD SURVEYS

The conclusions which are drawn from this report are based on a review of the statistical sources listed in Appendix I, inspections of the inventory of properties in the study area listed in Appendix V, interviews with owners, operators and other groups either directly or peripherally active in the various sub-markets in question, together with economic analyses derived from our experience with these properties.

In conducting analyses of the various properties in the study areas, the economics of continued ownership were considered in a macro perspective whether redevelopment or refurbishment was imminent or likely over a deferred period and the implications for change resulting from the analyses undertaken.

One of the key components in formulating conclusions as to general trends and potential impact from external redevelopment influences was a study of the areas in question through individual tours of the various properties. Owners and operators were contacted and properties inspected to provide as complete a review as possible. Part of the process has also required an analysis of numerous data sources, these being more particularly identified in Appendix I.

3. BACKGROUND TO STUDY

In the past two years, development activity in and around the downtown core has accelerated rapidly in response to a growing economy and net in-migration of people. The areas under study currently provide a large number of low-cost housing units which are adjacent to major redevelopment areas. Any significant change in this housing stock is therefore to be analyzed so as to provide the City with the basis for establishing future policies in these areas.

4. HISTORY OF STUDY AREAS (Identified on Map #1 following)

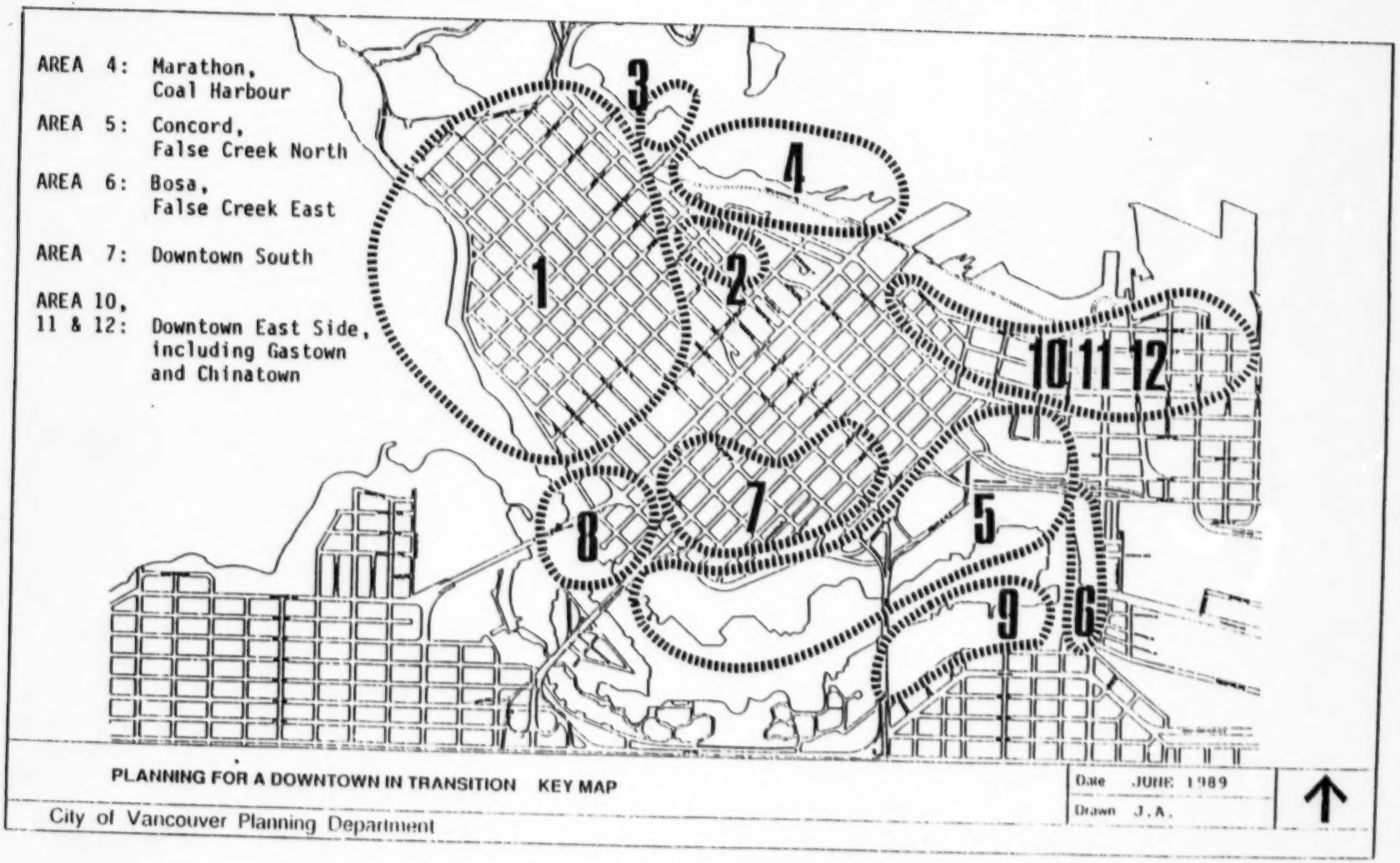
For the past 20 years or more, the eastern part of the Downtown Peninsula, Downtown East Side and Strathcona have provided low-cost housing accommodation; there has been little or no economic pressures to change the nature of these areas or their social make-up.

A. Hotels

The major bulk of low-cost accommodation in all areas is contained in older hotel property which contains smaller rooms, with limited kitchen or bathroom accommodation. It often has a low level of amenities either through lack of maintenance or reinvestment. This accommodation, combined with the beer parlours of which they often form a part, contribute to a lifestyle which is, to a degree, self-contained, integrated and self-sustaining. Two thoughts come to mind: firstly, will external influences impact on this well established and integrated social phenomena and, secondly, will any internal forces contribute towards change?

The economics of the traditional beer parlour/hotel are such that the profit component is primarily generated from the beer parlour operation and the rooms have been treated as being of secondary importance, often leased out to a third party operator on a break-even basis. In effect, there has been little market pressure for change. 70% or 80% of gross revenues will often be generated from a beer parlour.

Over the years, the only significant change has been a slow but gradual upgrade to meet fire code requirements and, to a lesser degree, improvements to the finishes of the accommodation either with additional plumbing, revamped wiring or suite-type accommodation generated from merging two or more units into one.


AREA 4: Marathon, Coal Harbour
AREA 5: Concord, False Creek North
AREA 6: Bosa, False Creek East
AREA 7: Downtown South
AREA 10, 11 & 12: Downtown East Side, including Gastown and Chinatown
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PLANNING FOR A DOWNTOWN IN TRANSITION KEY MAP
City of Vancouver Planning Department
Date JUNE 1989
Drawn J.A.

B. The Rooming House Market - 1984-1987

Rooming house occupancy levels suffered significantly during the recession of the mid-1980's and as recently as 1985 and following Expo in 1986, vacancy levels were in the 15% range. This over-supply was typical of all types of real estate accommodation, with occupancy levels rising through to the present time. (Now estimated in excess of 95%). There was little or no pressure to redevelop and management or economic constraints generally discouraged upgrading or remedial reinvestment.

The general tightening of the real estate market, particularly for residential accommodation since 1987, has brought occupancy levels in this category of accommodation to historically high levels. Interestingly, there does not appear to have been any significant change in the type of clientele. The slack has been taken up by younger working singles; this group, however, is viewed by a number of operators as "persona non grata" as some of these occupants are suspected by operators as being involved with drugs.

Knowledgeable operators prefer single working males who are 40 years old or more although, with some reservations, are slowly beginning to cater to a younger clientele. This particular phenomena will be discussed in greater detail in a subsequent section of the report dealing with long term trends.

C. Loss of Low-Cost Lodging House Units

There have been various estimates made over the past ten years as to the rate at which rooming house units have been lost to the market and these estimates vary widely as no centralized recording system is in place. City's historic statistics (early 1980's) indicate loss of 250 units per year whereas the U.B.C. Centre for Human Settlement anticipates on-going losses in the order of 300 units per annum.

Discrepancies in these figures may, in part, be attributable to the different time frames for which this data was collected. Unit losses may be attributable to the following causes:

(1) Older rooming house properties developed at low densities which are demolished for medium or high density residential development.

(2) Rooming house properties in the downtown core which have been redeveloped for commercial purposes.

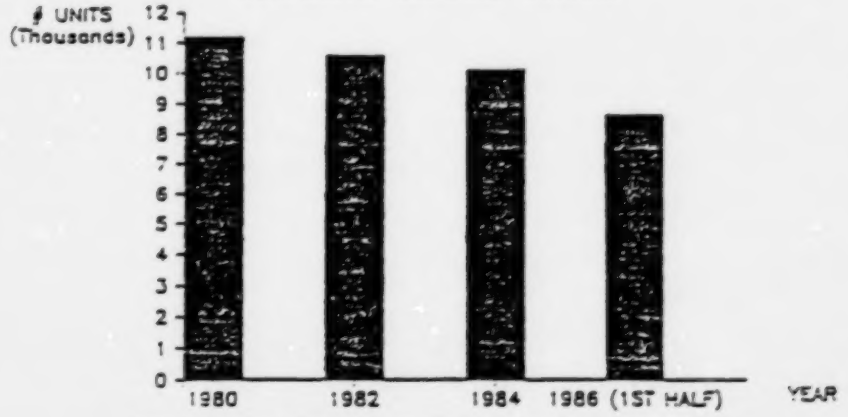
(3) Buildings which have been upgraded in part to provide suites rather than rooms (probably still included in the lower-cost inventory, e.g. the Fan Tower).

(4) Upgrades of properties such as the Austin or Marble Arch which, over the past 20 years, have been significantly upgraded and offer primarily transitory accommodation. The Cecil would be another example where only 20% of residents are permanent.

In the case of the properties included in this particular sampling, the anticipated loss is between 100 and 150 units per annum and is less than prior surveys as the properties included in the sample are now confined to a smaller number of properties, the majority of which have a sufficient density of development to support value as an income investment rather than as a redevelopment site.

No centralized recording system is in place for recording the number of low-cost housing units lost to redevelopment. Maintaining an inventory is desirable and would identify the exact extent and location of lost units.

CONTINUING LOSS OF LOW-COST LODGING HOUSE UNITS



SOURCE: ANNUAL DOWNTOWN HOUSING SURVEYS, SOCIAL PLANNING DEPT.
(STRATHCONA/DOWNTOWN EASTSIDE AND DT. PENINSULA, MAIN TO BURRARD)

5. REDEVELOPMENT ACTIVITY IN AND AROUND DOWNTOWN VANCOUVER

Four development areas will impact on the nature of the City over the next 10 to 20 years and these are grouped as follows:

(1) Concord Pacific's development of the north side of False Creek, between Main Street and Granville Bridge.

(2) Marathon's redevelopment of Coal Harbour, between Cardero and Burrard Streets;

(3) Bosa's development on Main Street; and

(4) General development, particularly in Downtown South.

Each of these areas will be considered within the context of the anticipated impact on the study area in question.

(1) Development of False Creek North

The first phase of Concord Pacific's development, the International Village, has now passed through the majority of its planning phase, with on-site servicing likely to start over the next 12 to 18-month period. International Village, immediately abutting portions of the Downtown East Side and Chinatown, will provide upper end residential condominium accommodation, sites for social housing, recreational and amenity facilities and some retail/commercial; in effect, it is a broad spectrum of new product and a diversification of uses matching perceived economic needs. None of this area, nor indeed the remaining lands of Concord, would involve demolition of existing low-cost housing units; in addition, if developed in accordance with present proposals, will bring into the market additional low-cost rental accommodation totalling approximately 1,500 units out of the total 7,600 units proposed. City Council, in August, 1988, adopted a

policy calling for a minimum of 20% of all units to be built to be available to core-needy households. Senior Government funding will be necessary to ensure delivery of these units.

(2) Marathon's Development - Coal Harbour

Redevelopment of these lands will likely follow a similar pattern to those of Concord Pacific although with some time lag and, again, with a predominantly vacant site, its impact on the study areas is seen as minimal as the location is removed geographically. Again, from the viewpoint of pressures on the study areas, development here would be seen in a positive light as it will likely follow the Concord pattern in making sites available for social housing - in effect, over time, increasing the stock of lower priced accommodation. Current draft policy broadsheets suggest a total of 2,000 units of which 20%, or 400 units, would be for core-needy households.

(3) Bosa's Redevelopment - Main & Quebec Streets, at Terminal Avenue

This comparatively large project, like both Concord Pacific's and Marathon's, is on land which is predominantly vacant and thus will not involve any demolition of low income housing. Again, there are older rooming house properties in the area but no immediate impact from redevelopment is anticipated in the short term. Upgrading existing accommodation is, however, considered a possibility. Current proposals are for up to 1,000 units to be constructed. Approximately 20%, or 200 units, will be for core-needy households.

(4) Development - Downtown South

While development will change the skyline to a lesser degree than the larger, more prominent projects of Concord and Marathon, these will

have the greatest impact on the existing housing stock as such projects may well demolish the existing low-cost accommodation situated in rooming houses, older revenue property or apartments developed to lower densities. This process is effectively being encouraged through rezoning of Downtown South. Redevelopment over the next two to six-year period will impact on properties currently developed to something less than their optimum potential. The rate of change will be dictated by economic conditions in the marketplace and, while presently perceived as buoyant, would undoubtedly pass through the traditional economic cycles which will see periods of limited redevelopment activity.

Redevelopment in the study area, if development commences - and, to date, has been comparatively limited in scope - will impact to the largest degree on Downtown South. Although this process has started with redevelopment in the 1200 block of Howe Street and numerous assemblies are taking place east of Granville Street, developers are still awaiting rezoning. Many sites which are the subject of assembly are offered for resale, doubtless an indicator that the economics carry a high degree of risk and this is, in fact, confirmed by some of the more knowledgeable local developers. The economics of redevelopment and assembly costs and the impact on low-cost housing will be dealt with under the "valuation analysis" forming a subsequent section of the report.

6. IMPACT OF DEVELOPMENT

A. Downtown South

While the Downtown South will likely experience the greatest change due to planning and natural economic forces, the loss of existing units will be influenced by the rate of redevelopment (rather than site assembly) and is likely to have a slower impact than initial perceptions might portray. Many of the existing lower priced rental

units are on Granville Street which currently is unlikely to be influenced in the early stages of redevelopment due to the present size of buildings. Furthermore, City Council has asked staff to investigate a low scale option for Granville Street. Should this be approved, it will virtually assure retention of the majority of this housing stock over the next five-year period, leaving only the question of upgrading and improvement as factors likely to have the major influences on the pool of lower cost accommodation. Change of this nature will be influenced by City Policy regarding development densities and policies to encourage upgrading of existing units.

B. Downtown East Side and Strathcona

The Downtown East Side and Strathcona will be influenced to a lesser degree by site assembly and redevelopment. This does not mean to say that there will not be pressures on existing housing stock as, again, sites with medium density development opportunities and low site coverages will continue to attract redevelopment activity.

C. Chinatown

One area (not specifically isolated within the terms of reference) of importance in analyzing future trends is Chinatown. Here, high land values and low commercial returns will dictate economic change and, with it, either upgrading or redevelopment as property owners seek ways to cover the 1989 property taxes generated by unusually high property values (and often under-utilized properties). Examples of building upgrades can be seen in the former Stratford Hotel, now the Fan Tower, where Mr. Harry Fan has upgraded former rooming house accommodation into both rooms and suites, taking the accommodation out of the lowest price category. Thus, while change has taken place, accommodation costs are generally affordable in comparison to market conditions elsewhere. Such redevelopment activity, as may

materialize, will likely take place in the peripheral areas and, from an overall perspective, is unlikely to significantly change the total stock of available lower priced housing units.

Notwithstanding the preceding comment, a very recent announcement from a lessee operator of a rooming house facility is of significance. This relates to the May Wah rooms at 258 East Pender Street where a lessee operator has run into financial difficulties as a result of the 1989 Property Taxation Bill. The fact that the operator can no longer economically afford to run the facility does not necessarily mean that the owner would not maintain the rooms as a revenue source although this type of market pressure will increase the probabilities of change. High land values will not necessarily hasten commercial redevelopment as demand would not warrant this type of investment. Residential redevelopment would also be considered premature.

D. Heritage Properties

The Heritage-designated list of properties in Gastown and Chinatown are protected from redevelopment and will help maintain units in the low-cost housing inventory; upgrading of these properties represents an owner's optimum option, providing non-productive costs such as seismic upgrading are not punitive.

7. SOCIAL INFRASTRUCTURE

The social infrastructure of the area has been outlined under a prior section of the report and discusses the significant proportion of housing stock which is integrated with beer parlours (2,355 units or approximately 27%). In order for the rooms to be made available at relatively economic levels, beer parlour operations will have to remain viable and, in fact, rely to some degree on the existing rooming house occupants.

CITY OF VANCOUVER PLANNING STUDY - DOWNTOWN EAST SIDE AND DOWNTOWN SOUTH
Printout as at 7/22/89

Accommodation Protected Under Provincial or Municipal Heritage Designation:

Address	Name	Total Rooms	Ownership Type	Building Type	Existing F.S.R.	Beritage	Commercial Use
210 Abbott	Dominion Hotel	68	P	H	2.88	P	1 2 5
314 Cambie	Cambie Hotel	44	P	R	2.94	P	
204 Carrall	Glory Hotel	42	P	R	2.64	P	5
210 Carrall	Spinning Wheel Inn	30	P	H	2.01	P	2
227 Carrall	Fraser Hotel	24	P	R	2.82	P	
444 Carrall	The West Hotel	95	P	H	n/a	P	1
50 Cordova W.	Hildon Hotel	130	P	H	5.51	P	1 2
57 Cordova W.	Traveller's Hotel	51	P	H	4.11	P	1
5 Hastings W.	Drexal Rooms	28	P	R	2.89	P	
18 Hastings W.	Burns Block	14	P	R	n/a	P	5
235 Main	New Zealand Rooms	36	P	R	3.64	P	3
507 Main	Pacific Rooms	30	P	R	2.88	P	2
258 Pender E.	May Wah Hotel	118	P	R	3.73	P	
139 Pender E.	Ah Chiu Hotel	35	P	H	3.73	P	2
228 Pender E.		19	P	R	2.67	P	5
55 Powell	Grand Trunk Rooms	25	P	R	3.85	P	3
512 Union	James Manor Apartment	9	P	A	0.94	P	
110 Water	Hotel Butler	91	P	R	5.67	P	5
122 Water	Colonial Hotel	90	P	R	5.32	P	
	Total Number of Rooms	979					

LEGEND
For Accommodation type, P=Private accommodation, S=Socially based accommodation
For Accomodation nature, H=Hotel, R=Rooming house, A=Apartment, C=Co-op
For Commercial uses, 1=Beer parlour, 2=Restaurant, 3=Office, 4=Community agency, 5=Retail store

For Heritage, P=Protected, B=Heritage Importance, C=Heriatge Character
** A total of 3,543 rooms have been designated as having heritage merit or character. (Downtown Eastside = 2949 rooms; Downtown South = 594 rooms)

The D.E.R.A. report of 1987 identifies the typical resident of the Downtown East Side, their financial circumstances, funds allocated to housing and the proximity of goods and services which contributed to a self-contained social group. The D.E.R.A. report also addressed issues relating to the general quality of accommodation, upgrading of accommodation which had been undertaken under Government grant programmes and some ideas with regards to possibly acquiring beer parlour operations so that profits could be channelled into improvement of the housing stock. While the concept is attractive, sources of equity funding are considered very limited and hence little change would be anticipated from this type of initiative.

A. Downtown South

The core of this area in terms of low-cost housing accommodation is situated south of Georgia Street where a total of 1,271 units are to be found. While these units are generally lower-cost and have similar characteristics to those found on the Downtown East Side, a greater proportion of residents are transient. The area also lacks some of the neighbourhood identity associated with the Downtown East Side. This does not mean that the buildings in question lack architectural merit or are not worthy of retention.

B. Downtown East Side and Strathcona

This part of the study area, including Gastown and Chinatown, has a stronger sense of community than Downtown South and enjoys some distinct neighbourhood characteristics in the form of classic "turn of the century" architecture in many of the buildings in both Gastown and Chinatown. These two areas, combined with a large concentration of rooming house units in the 100 and 200 blocks of East Hastings and also the cross streets between, will act as a linear link which will, to a large degree, maintain the identity of the area "as is".

8. ECONOMICS AND OPTIMUM USE OF EXISTING LOW-COST PRODUCT

In order to identify the optimum use for properties in the study areas, sample valuations of a cross-section of properties have been undertaken to identify the relationship between present value as a revenue-producing entity as compared to land value.

In the past five years, 15 properties within the study area have either changed hands or have been valued by our organization and this background data has been utilized together with other statistics to develop valuation models in order to derive general magnitudes of value, given the type of commercial component at ground level and the number of housing units above. The 15 units analyzed are located either within the Downtown South or East Side areas and while they only represent approximately 8% of all the buildings in the study, they are considered reasonably representative of a cross-section of properties and, for the exercise at hand, sufficient to provide a reasonably accurate sampling. In addition, other properties which have sold in the past year have also been analyzed to determine the relationship of land value to total price paid.

SUMMARY OF HOTEL AND ROOMING HOUSE SALES ACTIVITY

Location	Date of Sale	Price/Sq.ft. Buildable
Downtown East Side	05/85	$40.98
Downtown East Side	12/85	$55.13
Downtown East Side	02/86	$16.73
Downtown East Side	06/86	$26.93
Downtown South	04/88	$36.03
Downtown South	12/88	$43.33
Downtown East Side	12/88	$22.95
Downtown South	02/89	$33.33
Downtown South	03/89	$54.00
Downtown East Side	03/89	$32.36
Downtown East Side	03/89	$18.99
Downtown East Side	03/89	$42.62
Downtown East Side	04/89	$40.00
Downtown East Side	08/89	$37.88
Downtown South	08/89	$66.37

The location and individual economics relating to the property have not been identified for reasons of confidentiality. The figures as shown, however, provide a useful guide in comparing the probabilities of retention of the existing product at a given site density. This data was then applied to the remaining buildings in the whole study area after a walking tour inspection of all the areas and individual properties.

The economics and possibilities with regard to development are grouped into two areas: one being Downtown South where the most immediate pressures to redevelop will be experienced, and the Downtown East Side, including Gastown, Chinatown and Strathcona, falling within the second grouping. In general, these values are sufficiently high to make early redevelopment improbable.

A. Downtown South and Redevelopment

Using the valuation data outlined in the preceding section, the rooming house properties on Granville Street have been analyzed, also other listed properties in smaller rooming house or revenue improvements on other streets in this area.

Values per square foot buildable represents property value divided by the site area, times permitted F.S.R. The area west of Granville Street was the only part of Downtown South to experience values upwards of $40.00 per sq.ft. buildable - in some cases, higher than $50.00 per sq.ft. buildable - with values east of Granville Street up to a maximum of $35.00 per sq.ft. buildable and often less. Final prices, in many cases, are still viewed within a range of costs as the final density for development has not been confirmed. In this particular study where property values appear to be close to land value, at $35.00 per sq.ft. buildable, they are considered high probabilities for redevelopment within a five-year period.

In the case of properties on Granville Street where densities will likely be established at three rather than five times coverage, current property values will be equivalent to land costs in excess of $50.00 per sq.ft. buildable and, in relationship to present assembly costs, would be considered sufficiently high to deter early redevelopment. The trend, however, towards higher land prices may extend from the Howe Street area to Granville Street and adjacent areas to the east, in which case redevelopment will become more attractive although with a time lag. Redevelopment in the circumstances would be seen within a five to ten-year period as a possibility and leads to the conclusion that the inventory can be grouped as follows:

(1) Units most probably subject to redevelopment within a zero to five-year period.

(2) Units possibly subject to redevelopment within a five to ten-year period.

(3) Units unlikely to be redeveloped within ten to 15 years or possibly longer.

B. Downtown East Side and Strathcona - Potential Redevelopment

The same valuation methodology as applied to Downtown South has been adopted for the other parts of the study area contained in Downtown East Side and Strathcona, and potential redevelopment of these properties is considered on the same basis although with a projection of land values at significantly lower levels. The figures deduced take into account the existence of heritage designations on portions of the inventory (968 units) and from this perspective, are not considered threatened by redevelopment. The summaries identifying the total number of units either as probable or possible redevelopment candidates are presented as an upper limit and should be considered a "worst case" scenario.

C. Conclusions as to Rate of Redevelopment of Existing Rooming Houses

The statistics derived from the foregoing analysis indicate a comparatively low rate of attrition over the first five-year period, i.e. a maximum of 110 units per annum, although looking at a ten-year average, this could increase to a theoretical maximum averaging 150 units per annum. It is more probable, however, that a fair number of these units would be upgraded rather than redeveloped and this latter aspect is a more important topic for consideration. Between 500 and 550 units may be retained in the Downtown South area if City policy treats zoning on Granville Street as a lower density option and this topic is analyzed in the following section. Over ten years, this renovation activity would reduce the number of units lost to redevelopment from a maximum of 1,500 to approximately 1,000, or 100 units per annum.

CITY OF VANCOUVER PLANNING STUDY

Summary of Results as at September 22, 1989

Results of Redevelopment Analysis:

Potential Redevelopment Within 5 Years:		480 rooms	5.20%
Possible Redevelopment Within 5 to 10 Years:		1078 rooms	11.67%
Unlikely to be Redeveloped:			
Private Ownership:	6490		70.27%
Socially Based:	1188		12.86%
		7678 rooms	83.13%
		9236 rooms	100.00%

Results of Renovation Analysis:

Potential Renovation Within 5 Years:	2221 rooms	24.05%
Possible Renovation Within 5 to 10 Years:	1490 rooms	16.13%
Unlikely to be Renovated:	5525 rooms	59.82%
	9236 rooms	100.00%

CITY OF VANCOUVER
PLANNING STUDY

SEPTEMBER, 1989

SUMMARY OF ROOMS, REDEVELOPMENT OR RENOVATION POSSIBILITIES

Area	Redevelopment in Period	Renovate in Period	Rooms	% of Inventory
DOWNTOWN SOUTH	1 (0- 5 yrs)	-	302	23.8%
	2 (6-10 yrs)	-	53	4.2%
	2	1 (0-6 yrs)	555	43.6%
	3	1	361	28.4%
			1,271	100.0%
DOWNTOWN EAST SIDE	1	-	178	2.2%
	2	-	26	0.3%
	2	1	41	0.5%
	2	3	403	5.1%
	3 (11+ yrs)	1	1,264	15.9%
	3	2 (7-12 yrs)	1,490	18.7%
	3	3 (13+ yrs)	4,563	57.3%
			7,965	100.0%

NOTES: Redevelopment in: Period 1, 0-5 years; 2, 6-10 years; 3, 10 years +.
Renovation in : Period 1, 0-6 years; 2, 7-12 years; 3, 13 years +.

Duplication of units in both redevelopment and renovation groupings results from economic possibilities generated from zoning. Further comments are noted in the following section dealing with "Summary as to Emerging Trends to Upgrade".

For full explanation as to figures in this chart, the reader is referred to the prior and subsequent sections of this report which deals with the probabilities of development or refurbishment respectively.

	GAINS	LOSSES
Concord	1,500 units	
Marathon	400 units	
Bosa	200 units	
Total	2,100 units	1,000 to 1,500 units

9. UPGRADE OF EXISTING BUILDINGS

One further area for consideration which became increasingly apparent in conducting this study is the extent to which existing product will be upgraded and effectively depleted from the present inventory of low-cost housing. As a secondary exercise, properties which have a certain character and a location not specifically influenced by the massing of lower priced accommodation on streets such as East Hastings are most likely to experience some measure of upgrade although, as previously noted, this will likely be a slow process. There are a number of reasons why the trend towards upgrading will be slow and comments from existing operators provide a useful insight into this particular sub-market. The following observations are reported.

(1) Compared to three years ago, most operators are making good returns from rooming house operations where a fair measure of reinvestment has taken place.

(2) Although the potential for upgrade will be significant for properties which have not experienced any reinvestment, these will often be in the less desirable locations, making this option less attractive.

(3) Continuation of existing beer parlour operations are in conflict with improvement of existing housing stock and while some owners might be keen to upgrade existing facilities, the returns, without changing other conflicting uses, will not be optimized.

(4) Younger clientele who might normally contribute towards changes in the social structure of an area are currently viewed with suspicion due to a perception that they are active in drug-related activities and hence many owners choose to take lower rents from a more stable, albeit older, clientele. One owner, for example, running a rooming house directly opposite International Village, has a resident of 45 years standing and chooses to limit his return in favour of this type of older and quieter tenant. In true economic conditions, such properties would be prone to early upgrading although personal ownership preferences dictate continuation of the status quo.

(5) Another operator in the Gastown area had undertaken a fair amount of renovation work in recent years and was generating average monthly incomes a little below $300, up significantly from two years before. Interestingly, the operator considers the present commercial use to be a major detriment. Were these conflicts not apparent, more upgrading work would produce rents which would likely increase by as much as $50.00 per unit per month.

From the foregoing overview, the continuance of the status quo would appear to be comfortably entrenched between conflicting forces. Pressure for change on economic grounds is restricted by the current residents who often, on income assistance programmes, cannot afford housing of a higher standard; this is combined with the more mature and astute manager who will retain an older clientele, perhaps to the detriment of economic return, in order to minimize management aggravation. Furthermore, with rooms currently generating, in many places, close to $300 per month as an average rental, there still appears to be a reasonable supply of rooms within the present welfare limit of $280 per month.

Interestingly, social welfare agencies report some out-migration of former inhabitants on economic grounds, citing eastern municipalities and suburbs as locations to which these former residents have moved. Whether this

process is as a result of lost units is difficult to identify and, in many cases, may simply be a result of lack of available supply due to present levels of occupancy.

10. SUMMARY AS TO EMERGING TRENDS TO UPGRADE

The upgrade process will be one that is slow and more likely to take place in properties offering some character and amenity outside the core of some of the greatest unit concentrations. The question of upgrading to existing buildings again falls into two areas from an economic perspective and these are considered as follows:

A. Downtown South

The previous analysis projecting the maximum number of units potentially within the path of redevelopment in Downtown South - 528 units within Years 5 to 10 - are units which could equally be upgraded, depending on the final density adopted for the area and programmes which might encourage upgrading to the buildings and individual housekeeping units.

It is interesting to note that for rooming house sales on Granville Street over the past year, indicated values on the basis of five times site coverage are within the $30.00 to $35.00 per sq.ft. buildable category whereas if the permitted densities were set at a maximum of three, the same values would be equivalent to $50.00 per sq.ft. buildable or more. A density of three would discourage redevelopment for at least five years, particularly if renovation was also encouraged.

If assembly costs, following rezoning of Downtown South, rise to figures of $50.00 per sq.ft. buildable or more, then retention or

redevelopment of the existing rooming houses at floor space ratios of 3.0 or more would be attractive options.

A limit on the densities applicable to properties along Granville Street would help to retain the existing rooming house inventory in the short term although may discourage development on immediately adjacent properties unless existing rooming house owners were encouraged to upgrade their properties to some degree. Originally, of course, the original rezoning proposals were designed to improve the gateway image to the City along the Granville thoroughfare and simply limiting permitted densities without encouraging refurbishment would appear to be at variance with this original concept.

If policies are implemented to encourage a measure of upgrading to the Granville Street rooming house inventory, accommodation would, over time, experience rent increases from the lowest priced categories although if unit sizes did not change, accommodation costs would still be relatively affordable.

In considering the extent to which upgrading would be encouraged, it may be noted that there are far fewer permanent residents in this area as compared to the Downtown East Side and hence greater opportunities for some change without destroying an integrated neighbourhood.

The economics of upgrading a typical rooming house unit have not been analyzed with regard to current seismic or other code requirements as these will clearly differ from property to property and would properly form part of a more intensive study. Should such costs not prove prohibitive and policies are directed towards encouragement of upgrading although units would be lost from the lowest priced categories, they would still provide a valuable pool of accommodation, albeit at a higher price.

Irrespective of City policy, some attrition of units to permanent residents may be anticipated as percentages of long term residents are gradually diminishing - none currently in the Austin and only 20% in the Cecil - and continued growth in economic activity may encourage further conversions.

B. Downtown East Side, Gastown, Chinatown and Strathcona

These areas are considered as a single entity for purposes of considering potential upgrades even though the impact may vary from one sub-area to another. Generally, however, the trend towards upgrading will be slow and even where such work has taken place, is unlikely to bring the rents above an affordable level for many of the area occupants. Upgrading on a slow but gradual basis is, in fact, anticipated as an on-going process throughout much of this area rather than redevelopment as the majority of buildings have reasonable site coverages and although land costs are relatively low as compared to other parts of the City, piecemeal redevelopment would be considered a risky business.

A further significant factor in the upgrading process is the comparatively large inventory of protected social housing units which dictate rental levels in the area. While there may be differences between the accommodation costs between the two sectors, private operators are still influenced to some degree by the public sector rentals and thus policies to encourage upgrading are less likely to change the present composition of the neighbourhoods to the same degree as may become apparent in Downtown South.

11. FUTURE TRENDS REGARDING DEMAND FOR LOW-COST HOUSING

Simplistically, the demand for low-cost accommodation is always there. Trends or changes are likely to emerge gradually as these are likely a function of demographics. Two factors call for consideration:

The first is that although there is a natural aging of the population, and hence one might suppose a greater number of "empty nesters" and older single males potentially residents of the area, a fall in the number of employees in the primary industries will change some of the traditional base of residents. Whether other groups of older individuals will take up the slack is difficult to predict, however, the present socio-economic make-up of the area will continue to dominate for a minimum of five years and likely longer.

The second factor impacting on demand has already been touched on with regards to the area, i.e. provision of upgraded accommodation providing a lower cost alternative to the West End. Despite current operators' suspicions with regards to younger tenants, they will, over time, comprise a higher percentage of area residents and will help maintain occupancy at reasonably high levels.

12. PROVINCIAL GOVERNMENT FUNDING

This takes the form of welfare payments, often made directly by the Provincial Agency to the operator of a rooming house facility. The maximum rental payable varies from time to time, depending on economic circumstances, and, at this time, is a maximum of $280 per month. This amount is higher than some two to three years ago and does tend to establish a minimum level for accommodation at least in the better facilities, with any changes only likely to occur in response to either further inflationary factors or increased competition for the housing units themselves. Generally, a combination of the two factors would influence this latter trend.

13. BEVERAGE STATISTICS

It is noted that many of the properties generate the bulk of their value from existing beer parlour type operations and that the rooms are secondary. As such, therefore, the on-going health of the beer parlour operation will have an impact on the extent to which redevelopment may occur. A review of available data points towards stability in sales and no marked downward trend of a long term nature which would adversely affect the housing stock.

14. CONCLUSIONS

Development of mega projects such as Concord's, Bosa's and Marathon's are viewed as positive from the viewpoint of adding new social housing units to present inventory, furthermore, they do not deplete existing low-cost stock as the sites are largely vacant.

The greatest changes will take place in Downtown South where 500+ units are considered equally likely to be redeveloped as refurbished, with land assembly costs a guiding factor in this decision.

The Downtown East Side will not be influenced by the mega projects to any significant degree although code requirements either for seismic or general upgrading such as in the electrical or plumbing areas will exert some upward pressures on pricing. This, however, is likely to be kept competitive as there is a significant percentage of Government-controlled units in this area.

In order to guarantee retention of rooming house units in Downtown South and also within a low-cost category, acquisition of buildings for refurbishment by a Government agency would appear to be the best option. Such a scheme would likely bring units into Government ownership at less

than the costs of building new, and some of the costs of such a scheme might be met by density transfers if such are available.

APPENDIX I

SOURCES OF INFORMATION

1. Owners and managers of existing rooming houses and beer parlours.

2. Public statistics, including Vandat, Land Registry office, City of Vancouver data base, British Columbia Assessment Authority and C.M.H.C.

3. Provincial Welfare Agency.

4. D.E.R.A. 1987 report.

5. The Hotels Association and/or the Liquor Distribution Branch.

6. Burgess, Austin Valuation Analyses.

KEY DEFINITIONS

1. ROOMING HOUSE

This incorporates a building containing sleeping units generally not exceeding 300 sq.ft. per individual unit.

2. LOW-COST HOUSING

This includes any unit which, due to its size and facilities offered, is available at a cost less than $350 per month. Predominantly, the housing costs fall within a range of $250 to $300 per month. Typically, the unit will be found in an older hotel/rooming house project incorporating commercial and beer parlour facilities at street level.

3. INVENTORY OF UNITS

This refers to the accommodation listed in Appendix V.

4. SUB-AREAS

(a) Within Study Areas:

(i) Downtown South

This includes an area generally east of Howe Street, south of Georgia Street and bounded along its south and eastern boundaries by the Concord Pacific lands fronting Pacific Boulevard.

(ii) Downtown East Side

This includes, for purposes of the study, all rooming house accommodation east of Seymour Street and north of Georgia Street, including Gastown and Chinatown.

(iii) The Strathcona Area includes listed inventory in East Side locations south of Pender Street.

(b) Development Areas:

These include:

(i) False Creek North, i.e. the Concord Pacific lands, generally to the south of Pacific Boulevard, between Granville Street Bridge and Quebec Street around the northern periphery of False Creek.

(ii) Marathon's Coal Harbour lands:
These refer to lands north of Hastings Street and west of Burrard Street along the waterfrontage bounded by Cardero Street to the west.

(iii) Bosa's property - Main/Quebec Streets:
This encompasses lands between the Main/Terminal A.L.R.T. line, north between Quebec and Main Streets towards the East Georgia Viaduct.

5. BEER PARLOUR/HOTEL OPERATION

This refers to licensed premises operating beer parlours.

APPENDIX III

ASSUMPTIONS AND LIMITING CONDITIONS

The study calls for a high degree of judgement in evaluating the possibilities and probabilities of redevelopment or refurbishment and there are a complex range of criteria incorporated within the evaluation process. This means that properties which are included within a particular category, e.g. redevelopment within one to five years, may, in fact, end up being influenced by other factors which will result in changes to the composition of the number of units included within certain groupings. It is, however, concluded that in terms of overall magnitude, losses or changes in one category will be balanced from changes within other groupings so that the general conclusions will not vary significantly.

The study cannot address the specific economics of an individual location where significantly more indepth analysis would be undertaken in the normal valuation process. Hence, the conclusions are oriented towards magnitudes of probabilities.

There is a measure of duplication in the figures which have been analyzed and this relates to the percentage figures for different properties in the study. In particular, after first considering the probabilities and possibilities for redevelopment over a 15-year time horizon, the second table considers the potential for upgrades to these properties as an alternative. In effect, therefore, properties which have been considered possible choices for redevelopment over a five to ten-year period have been considered potential choices for some measure of upgrade. The absolute number of units which may be redeveloped, therefore, can be considered an upper limit.

Some of the data sources show slightly varying figures, in particular the number of rooms in a building although, for sampling purposes, variations are not of sufficient magnitude to affect the conclusions. It may be noted in this particular instance that the number of rooms may change from time to time, particularly if renovation work creates single suites from two prior rooms (an update of the Fan Tower - formerly the Strathcona Hotel - is a good example).

QUALIFICATIONS AND EXPERIENCE - C. GEOFFREY BURGESS

Mr. Burgess, as author of this report, has 20 years experience in the commercial appraisal field, having provided consulting and commercial valuation services to a varied range of clientele on many different types of property.

Mr. Burgess has been involved in the valuation of a number of rooming house, hotel and pub-type operations in different locations throughout the Greater Vancouver area. A cross-section of such properties (15 in total) on which appraisals or financial analyses have been prepared are situated in the study area. In addition, numerous properties have been analyzed with regards to their "highest and best use" potential, including redevelopment, and this experience in particular is applied to the task at hand.

Mr. Burgess' professional affiliations include the Appraisal Institute of Canada in which he is an Accredited Member, Fellowship in the Royal Institution of Chartered Surveyors, a Member of the American Appraisal Institute, the Vancouver Real Estate Board, the Urban Development Institute and the Building Owners and Managers Association.

PRIOR WORK-RELATED EXPERIENCE

* Consultant to City of Vancouver - 1970 - relating to "highest and best use" for redevelopment of False Creek South;

* Development analyses on commercial, residential and mixed use projects throughout the Lower Mainland area;

* Valuation analyses - 1970 to current - including many hotel and rooming house properties in the study area.

CITY OF VANCOUVER PLANNING STUDY - DOWNTOWN EAST SIDE AND DOWNTOWN SOUTH
Printout as at 7/22/89

Hotel and Rooming House Accommodation in the Study Area:

Address	Name	Total Rooms	Ownership Type	Building Type	Existing F.S.R.	Heritage	Commercial Use		
455 Abbott	Lotus Hotel	110	P	H	5.76		1	2	
404 Abbott	Abbott Mansions	78	P	R	4.72		2	5	
306 Abbott		20	P	R	n/a				
203 Abbott		87	P	R	6.76		2	5	
210 Abbott	Dominion Hotel	68	P	H	2.88	P	1	2	5
666 Alexander	Ocean Rooms	9	P	A	1.39				
90 Alexander	Walton Rooms	92	P	H	3.62		2		
500 Alexander	International Rooms	18	P	R	1.11				
610 Alexander	Laurel Apartments	61	P	R	2.28				
313 Alexander	Kenworth Rooms	23	P	R	2.62				
320 Alexander	Veterans Memorial Housing	134	S	A	n/a				
346 Alexander	Lookout	50	P	C	n/a				
362 Alexander	Victory Annex/Blue House	18	S	C	n/a				
504 Alexander		16	P	R	1.45				
508 Alexander		12	P	C	n/a				
510 Alexander		10	P	R	1.14				
514 Alexander	Pheonix	19	P	R	1.81				
520 Alexander	Maria Gomez Place	76	S	C	n/a				
638 Alexander	Dera - Housing Co-Op	56	S	C	n/a				
658 Alexander	Rose Apartments	19	P	R	1.72				
313 Cambie	Danny's Inn	0	P	R	n/a				
314 Cambie	Cambie Hotel	44	P	R	2.94	P			
322 Cambie	Newville Rooms	9	P	R	n/a				
429 Campbell	St. Elmo Hotel	18	P	H	2.80				
309 Carrall	Ranier Hotel	47	P	H	n/a				
204 Carrall	Glory Hotel	42	P	R	2.64	P	5		
210 Carrall	Spinning Wheel Inn	30	P	H	2.01	P	2		
227 Carrall	Fraser Hotel	24	P	R	2.82	P			
444 Carrall	The West Hotel	95	P	H	n/a	P	1		
400 Carrall		40	P	R	n/a				
414 Columbia	Yin Ping Society	24	P	R	3.00		5		
303 Columbia	Columbia Hotel	76	P	H	4.61	C	1	2	5
333 Columbia	Princess Rooms	23	P	R	2.56				
139 Cordova E	United Rooms	45	P	R	3.65	C	5		
50 Cordova E.	Wonder Rooms	37	P	R	3.66		5		
56 Cordova E.	Cordova Rooms	32	P	R	3.66				
146 Cordova E.	Cordova Lodge	18	P	R	1.32				
340 Cordova E.		7	P	A	0.66				
412 Cordova E.	Hugh Bird Residence	64	S	C	n/a				
430 Cordova E.	Mavis/McMullen Housing	34	S	C	n/a				
450 Cordova E.	Oppenheimer Lodge	147	S	C	n/a				
512 Cordova E.	Smiley's Rooms	25	P	R	1.89				
535 Cordova E.	Antoinette Lodge	78	S	C	n/a				
604 Cordova E.	Union Gospel Mission	31	S	R	1.78				

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Address	Name	Total Rooms	Ownership Type	Building Type	Existing F.S.R.	Heritage	Commercial Use	
616 Cordova E.	Union Gospel Mission	33	S	C	n/a			
671 Cordova E.		12	P	A	0.92			
50 Cordova W.	Hildon Hotel	130	P	H	5.51	P	1	2
57 Cordova W.	Traveller's Hotel	51	P	H	4.11	P	1	
423 Davie		3	P	R	0.93			
676 Davie		8	P	A	1.83		2	
803 Drake		11	P	R	2.07			
124 Dunlevy	Roddan Lodge	156	S	A	2.95			
143 Dunlevy	Wings Hotel	60	P	H	n/a			
208 Georgia E.	Pacific Hotel	73	P	H	n/a		1	
221 Georgia E.	Pen Sing Society	13	P	R	1.69		4	
224 Georgia E.	Yee Feung Toy Society	12	P	A	2.41	C	3	
249 Georgia E.		18	P	A	4.00			
291 Georgia E.	Arno Rooms	34	P	R	3.26	B	5	
533 Georgia E.	Cathay Lodge	28	P	R	1.10			
630 Georgia E.		11	P	R	2.36			
634 Georgia E.		55	P	R	3.54			
874 Georgia E.		4	P	A	11.79	B		
876 Georgia E.		5	P	A	1.04	B		
880 Georgia E.		10	P	C	1.75	B		
1201 Georgia E.		6	P	A	n/a			
341 Gore	Orange Hall	27	P	A	3.99			
433 Gore	East Hotel	24	P	H	3.36			
529 Gore	Chin.Nat'l League of Can	5	P	A	3.35		4	
609 Gore	Fan Tower South	51	P	A	n/a		5	
750 Granville	King's Castle Hotel	51	P	H	n/a		2	5
1035 Granville		8	P	A	2.33			
1161 Granville	St. Helen's Hotel	93	P	H	5.52	C	1	
936 Granville	Mall Haven Hotel	75	P	R	3.52	C	1	5
1034 Granville	Hotel Fortuna	16	P	H	1.72			
1046 Granville	Regal Hotel	79	P	H	3.90	C		
1060 Granville	Vogue Hotel	80	P	R	3.89	C	5	
1125 Granville	Clifton Hotel	75	P	R	3.64	C		
1130 Granville		6	P	A	3.00			
1138 Granville	Hotel Rialto	36	P	P	4.00			
1176 Granville	Blackstone Hotel	132	P	H	4.06		1	
1212 Granville	Chancellor Hotel	49	P	H	2.65	C	5	
1261 Granville	Granville Hotel	99	P	R	4.60			
1300 Granville	Yale Hotel	47	P	H	2.81	B	1	
1336 Granville	Cecil Hotel	83	P	H	1.81		1	
177 Hastings E.	Hotel Washington	97	P	P	8.00			
519 Hamilton	Hamilton Hotel	20	P	H	n/a			
553 Hamilton	Del-Mar Hotel	30	P	H	3.70		1	
811 Hamilton		8	P	C	0.49	B		

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160 Hastings E.	Regent Hotel	148	P	H	7.04	C	1	
122 Hastings E.	Brandiz Hotel	102	P	H	4.27		1	
101 Hastings E.	Sunrise Hotel	56	P	H	3.76		1	
25 Hastings E.	New Dodson Hotel	64	P	H	4.48		1	
52 Hastings E.	St. James Hotel	54	P	H	3.58	C	5	
67 Hastings E.	Walmar Rooms	24	P	R	1.79		5	
103 Hastings E.	Hastings Rooms	48	P	R	2.62			
159 Hastings E.	Balmoral Hotel	172	P	H	8.09	C	1	
166 Hastings E.	Roosevelt Hotel	45	P	R	6.00	B	1	
235 Hastings E.	Empress Hotel	73	P	H	8.00	C		
237 Hastings E.	Hotel Phoenix	33	P	H	5.06	C	2	
244 Hastings E.		23	P	R	2.79	C	2	
249 Hastings E.	Afton Hotel	40	P	R	3.77		2	
258 Hastings E.	Savoy Hotel	27	P	H	3.66		1	
261 Hastings E.	New Brazil Hotel	64	P	R	2.84		2	
338 Hastings E.		6	P	A	n/a			
341 Hastings E.	Olympia Hotel	33	P	R	3.70	B	2	
344 Hastings E.	Hazelwood Hotel	110	P	H	1.85			
367 Hastings E.	Holborn Hotel	36	P	R	3.70		5	
456 Hastings E.	Orwell Hotel	55	P	R	5.50		5	
501 Hastings E.	Bill Hennessy Place	70	S	A	n/a			
561 Hastings E.	Francis Fay Hotel	45	P	H	2.62			
575 Hastings E.	Carl Rooms	25	P	R	2.75		5	
635 Hastings E.	Shamrock Rooms	29	P	R	2.75	B	5	
769 Hastings E.	Astoria Hotel	82	P	H	n/a			
786 Hastings E.	Woodbine Hotel	48	P	R	2.12		5	
800 Hastings E.	Rice Block	45	P	R	3.74			
872 Hastings E.		8	P	R	1.08		5	
1192 Hastings E.	Rex Rooms	28	P	R	2.26		5	
144 Hastings W.		39	P	R	n/a			
31 Hastings W.	Cosmopolitan Hotel	40	P	R	4.00	C	2	
5 Hastings W.	Drexal Rooms	28	P	R	2.89	P		
9 Hastings W.	Beacon Hotel	35	P	H	3.77			
18 Hastings W.	Burns Block	14	P	R	n/a	P	5	
33 Hastings W.	Veille Hotel	33	P	R	2.68	C		
35 Hastings W.	Palace Hotel	32	P	H	2.78			
51 Hastings W.	Strathcona Hotel	50	P	H	5.31			
74 Hastings W.	Grand Union Hotel	35	P	H	3.00		1	5
106 Hastings W.	Argyle Hotel	41	P	R	2.99	B	5	
116 Hastings W.	Golden Crown Hotel	65	P	H	4.00	B	5	
828 Hastings W.	Invermay Hotel	33	P	H	2.29			
420 Hawks		2	P	R	0.50			
800 Hawks		9	P	A	1.01	B		
818 Hawks		9	P	A	1.06	B		

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Hotel and Rooming House Accommodation in the Study Area:

Address	Name	Total Rooms	Ownership Type	Building Type	Existing F.S.R.	Heritage	Commercial Use	
405 Heatley	Heatley Apartments	18	P	R	n/a			
609 Heatley	Acadia Apartments	11	P	A	1.41			
619 Heatley	Acadia Apartments	8	P	A	0.84			
514 Homer	Victoria House	65	P	R	1.80	B	2	5
862 Homer	The Homer House	20	P	R	0.91			
1119 Hornby	Murray Hotel	88	P	R	3.67	B		
1263 Hornby		8	P	C	0.66			
306 Jackson	B.C. Rooms	36	P	R	n/a			
322 Jackson	Jackson Rooms	19	P	R	n/a			
660 Jackson	The Jackson	24	P	A	3.09	B	5	
734 Jackson		5	P	A	0.92			
844 Jackson	Parkdale	11	P	A	2.88			
222 Keefer	Keefer Rooms	45	P	R	3.80	C	2	
542 Keefer	Tsung Trin Assoc.	9	P	A	n/a			
558 Keefer	Keefer Lodge	17	P	R	1.40			
727 Keefer		12	P	R	0.79	B		
733 Keefer		2	P	R	0.90			
797 Keefer		7	P	A	0.93		5	
812 Keefer		14	P	R	n/a			
1038 Main	Ivanhoe Hotel	88	P	H	5.00	B	1	2
917 Main	Colbalt Hotel	98	P	H	2.26		1	
927 Main	Sonny Hotel	36	P	H	0.91		5	
956 Main	Thornton Park Hotel	21	P	H	2.87			
1002 Main	Blackfriar Rooms	14	P	R	n/a	C	4	
1012 Main	Station Hotel	32	P	H	3.71			
102 Main	Lions Manor	54	S	A	n/a			
117 Main	Main Rooms	32	P	R	2.50		5	
205 Main	The No. 5 Orange	21	P	H	1.55		1	
235 Main	New Zealand Rooms	36	P	R	3.64	P	3	
237 Main		48	P	R	n/a			
309 Main	Vet's Rooms	8	P	R	n/a			
507 Main	Pacific Rooms	30	P	R	2.88	P	2	
700 Main	Pacific Hotel	73	P	H	3.38			
100 Pender E.	Sun Ah Hotel	30	P	R	4.00		5	
258 Pender E.	May Wah Hotel	118	P	R	3.73	P		
139 Pender E.	Ah Chiu Hotel	35	P	H	3.73	P	2	
228 Pender E.		19	P	R	2.67	P	5	
431 Pender E.	Dick Rooms	24	P	R	1.60			
575 Pender E.	Arlington Rooms	36	P	R	2.87	B		
718 Pender E.	Fong Leun Tong Society	3	P	A	0.52		3	
828 Pender E.		7	P	A	1.21			
832 Pender E.	Ham Apartments	15	P	R	1.89			
1245 Pender E.		11	P	H	1.56			
429 Pender W.	Montgomery Apt. Hotel	56	P	H	6.79	C	2	

CITY OF VANCOUVER PLANNING STUDY - DOWNTOWN EAST SIDE AND DOWNTOWN SOUTH
Printout as at 7/22/89

Hotel and Rooming House Accommodation in the Study Area:

Address		Name	Total Rooms	Ownership Type	Building Type	Existing F.S.R.	Heritage	Commercial Use	
31	Pender W.	Pender Hotel	36	P	H	2.70	B		
83	Pender W.	Arco Hotel	63	P	H	5.50	B	4	
165	Pender W.	Avalon Hotel	48	P	R	2.66	C		
347	Pender W.	Bartney Apartments	19	P	A	2.82	B	5	
435	Pender W.	Niagra Hotel	102	P	H	5.11	B	1	
449	Pender W.		10	P	R	n/a			
622	Pender W.	Piccadilly Hotel	44	P	H	4.00	C	1	
134	Powell	Powell Lodge	55	P	R	2.88		2	
176	Powell	Gastown Lodge	70	P	R	2.78	C	5	
316	Powell	Lions Hotel	40	P	R	3.63		5	
55	Powell	Grand Trunk Rooms	25	P	R	3.85	P	3	
124	Powell	Hampton Hotel	49	P	R	1.73	C	2	
245	Powell	Ohio Rooms	24	P	R	1.65		5	
259	Powell	York Rooms	36	P	R	3.70		5	
326	Powell	King Rooms	41	P	R	3.70			
346	Powell	Centennial Rooms	22	P	R	0.97			
403	Powell	Marr Hotel	26	P	H	1.90		1	
439	Powell		16	P	R	1.25		3	
315	Powell	Powell Place - Part 1	8	S	A	n/a			
329	Powell	Powell Place - Part II	20	S	A	n/a			
376	Powell	Sakura-So	42	S	A	n/a			
391	Powell	Victory House	47	S	C	n/a			
395	Powell		60	P	R	2.95			
396	Powell	New World Hotel	120	S	C	n/a			
556	Powell		17	P	R	2.76			
566	Powell		12	P	R	n/a			
568	Powell		17	P	R	2.17			
215	Princess	Princess Rooms	36	P	R	2.67			
230	Princess		2	P	R	1.30			
236	Princess		3	P	R	1.84			
242	Princess		2	P	R	1.30			
532	Prior		6	P	A	n/a			
546	Prior		12	P	A	n/a			
553	Prior	Hing Mee Kee Loo Society	5	P	A	0.61		3	
831	Prior		12	P	A	0.84	B		
806	Richards	Plaza Hotel	36	P	H	3.69			
577	Richards	Saint Clair Hotel	26	P	R	3.75	B	1	
746	Richards	Passalin Hotel	34	P	R	3.70		5	
440	Richards		34	P	R	n/a			
518	Richards	Marble Arch Horel	148	P	H	6.48	B	1	
520	Richards	Richards Rooms	20	P	R	2.21	B	1	2
581	Richards		7	P	R	1.40		1	
1203	Seymour	Canadian Hotel	27	P	R	3.81			
515	Seymour	Clarence Hotel	39	P	H	3.00			

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Address	Name	Total Rooms	Ownership Type	Building Type	Existing F.S.R.	Heritage	Commercial Use	
-621 Seymour	Bay Hotel	36	P	R	3.70			
335 Smithe		7	P	R	0.25			
337 Smithe		10	P	A	1.23		2	
716 Smithe	Gresham Hotel	46	P	H	n/a		2	5
320 Union	Foo Kai	9	P	A	0.29			
404 Union		15	P	R	n/a			
468 Union	Adora Court	15	P	R	1.31			
511 Union		12	P	R	1.13			
512 Union	James Manor Apartment	9	P	A	0.94	P		
24 Water	Grand Hotel	66	P	H	3.29			
110 Water	Hotel Butler	91	P	R	5.67	P	5	
122 Water	Colonial Hotel	90	P	R	5.32	P		

Total Number of Rooms 9236

LEGEND
For Accommodation type, P=Private accommodation, S=Socially based accommodation
For Accomodation nature, H=Hotel, R=Rooming house, A=Apartment, C=Co-op
For Commercial uses, 1=Beer parlour, 2=Restaurant, 3=Office, 4=Community agency, 5=Retail store
For Heritage, P=Protected, B=Heritage Importance, C=Heriatge Character